



3167 STEVENSON DR

PEBBLE BEACH, CALIFORNIA

**PEBBLE BEACH
FAIRWAY VIEW PARCEL**

PebbleBeachParcel.com
\$3,250,000



An increasingly rare opportunity to build your dream home in one of Pebble Beach's most coveted golf course settings, this 0.56-acre parcel offers a generous 0.4-acre building envelope and sweeping views across the famed Back Nine of Spyglass Hill Golf Course, including property frontage on the 11th fairway. Framed by fairway and forested vistas, the property offers natural beauty and proximity to world-class amenities. Set where the sound of the ocean carries through the trees and Spyglass Hill Grill is an easy walk away, this homesite offers an exceptional Pebble Beach lifestyle. With a 0.5 acre-foot water allocation, the lot presents an outstanding canvas for creating a custom residence in the heart of the Monterey Peninsula. Approved, permit ready plans are in place for a ~5,000 sq ft home designed to take full advantage of its setting. The envisioned residence includes four ensuite bedrooms, two half baths, an elevator, a spiral staircase, a ~1,095 sq ft four-car garage, and more. Outdoor living is central to the design, with a courtyard, an expansive limestone patio overlooking the fairways, and a rooftop deck capturing ocean views. Just minutes from Monterey Peninsula Country Club and The Lodge at Pebble Beach, the location offers convenient access to iconic golf, dining, coastal recreation, and the timeless lifestyle for which Pebble Beach is known.



**COLDWELL
BANKER**

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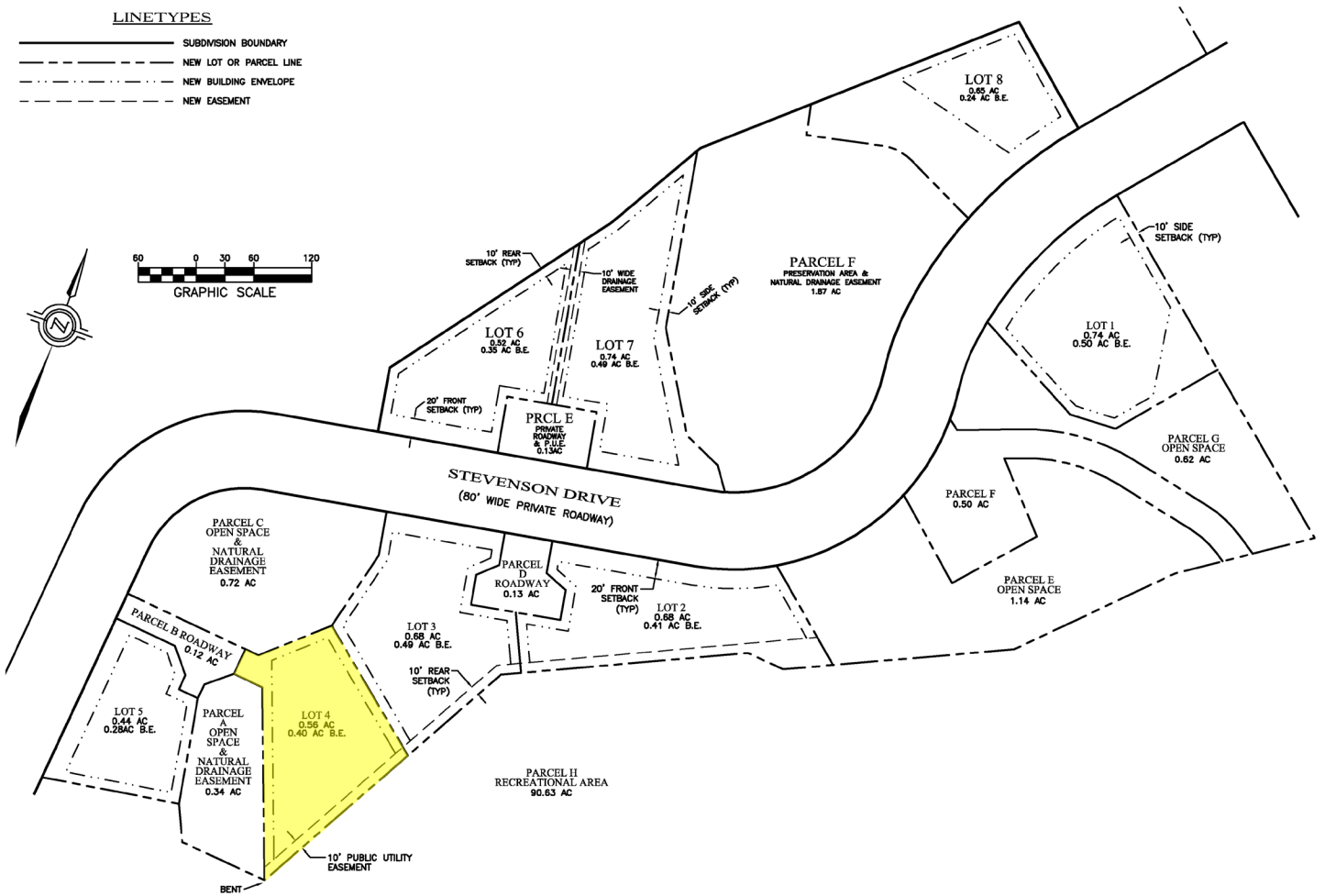


TIM ALLEN
PROPERTIES TEAM

PARCEL MAP

LINETYPES

- SUBDIVISION BOUNDARY
- NEW LOT OR PARCEL LINE
- NEW BUILDING ENVELOPE
- NEW EASEMENT



HOME RENDERING

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GOLF COURSE ELEVATION